



MEETING: Site Review Committee
SUBJECT: Phase 2 Easte Pointe
ADDRESS: 2411 LaPorte Avenue

LOCATION: City Hall
DATE: 1/25/05
ZONING: C-3
PARKING: 1/150-Retail
LOT COVERAGE: 80%

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Marv McDaniels, Collections Department	(219)-464-2346

PRESENTERS:

Andy Moats
Design Organization
462-1102
Rich Hudson
Bonar Group
462-1158

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed plans for the building at 2411 LaPorte Avenue. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals. Moats advised that this is Phase 2 of Easte Pointe. This was presented back in April but there have been some changes that he wants to clarify. This new building will be 5,000 square feet. They have allowed for parking at 1 per 100. Aesthetically it will mimic building one. Bonar has engineered the site drainage, sanitary sewer, proposed water and entrances. They did eliminate the curb cuts along LaPorte Avenue that they had before. If there is any allowance for development to the west they would like to tap into an outlet. Hudson stated that the pond is the same. They are at 68% lot coverage. Moats advised that they have eliminated the secondary drive. There is circulation around both buildings.

Phillips advised that the tenants will determine the required parking. Medical facilities required 1/100 of total floor space. Professional offices are 1/200 and retail 1/150 of usable floor space. Moats advised that they are looking for connectivity to the west and Phillips agreed saying that this was brought up when discussing proposed plans for that parcel. We would required that this be taken care of before issuing permits. We would like to see pedestrian connectivity between the buildings and to LaPorte Avenue. Moats advised that this is being planned. We will need a landscaping plan for this area. There are additional standards due to being in the overlay district but they are the same that applied to the first building. The front setbacks are 30' but they have 80' to the building line. They are required to have a 30' landscape buffer along the right-of-way. Right now the plan shows the parking to the edge of the property line so this will need to be looked at. The tenants will determine the signage standards. Phillips advised that this shows up on the maps as being on a wetland. Hudson stated that the only wetland is the existing pond. He agreed to check for issues on this and will advise of his findings.

Existing sidewalks will be undisturbed. Moats asked if we are asking for a sidewalk from LaPorte up to the building and Phillips stated that we would like one as there is no connection along Legend to the building itself or from LaPorte other than parking lot.

Thrasher stated that we would need a state design release prior to issuing the permit.

McDaniels gave them a contact for the grease interceptor. He also said that the sewer is gravity to the south and then turns to a force main. He asked if there is any reason why it is not coming out of the side. Hudson said there is some talk of moving it to the north side of the building. They had anticipated that if there was ever sanitary sewer available on the south or the west they could connect. It is his understanding that the force main and lift station will be privately maintained.

Marv said that it just seemed to be an awful long run. Hudson said it was just to get closer to something for the future but they are looking at bringing it out at the northwest corner and taking it north. The only other viable connection would be to come from Harmel along the front of the repair shop and the Claussen property and then to their property. Right now they have the availability to pump into an existing manhole on their property as they have gravity fed the first building. Grades do not allow them to do that with the second building. He would like comments from the City in regard to hooking up. Short term and long-term options need to be looked at. Moats said that if there is nothing determined that they can tap into on the south side they will take the shortest distance.

Pilz stated that he had send a list of comments and it will be included in the minutes. Hudson asked about the pavement statement in the parking plans. He said that they had tried to maximize based on what could be a future use all the way from 1/100 up. At least along the edge of the pond where they are showing the 9'x20' if they could eliminate the need for car stops back at 18' and make the curb the car stop they would eliminate some pavement. Pilz said that is a good idea and any changes like that would be a great help. Moats said that there is also an island on the other side that is only single loaded. Can that be reduced to 18'. Phillips that that we have a standard to follow but Pilz interjected that the standard is based on the cars abutting one another. Phillips said that he has no problem with the 9'x18'. Hudson said that the flow along the building does not allow them to butt up. Phillips said that as long as there is the space available for the car to overhang without going into landscaping or something like that is still meeting the intent of the standards. Hudson said they will reduce it wherever possible. They looked at reshaping the drive but there is a cost saving to them if they do not have to go in and tear that out.

Brown advised that they will need backflow protection at the meter and at any lawn irrigation. They have having only one meter. Moats said that they may be relocating the water service to have only one utility room in the northwest corner. Brown advised that it would be no problem but they should check with Sue Gustafson in regard to that. Hudson asked where the City's responsibility ends. Would the City maintain the line coming up through the parking lot? Brown replied that any replacement under the pavement would be their responsibility but the Department might have some suggestions.

Kras stated that since they have added to the pavement we will need new calculations for drainage. We will need an erosion control plan and noted that this will be important since there is a slope there.

ISSUES TO BE RESOLVED:

Landscaping plan	Detailed Site Plan
Erosion control plan	Sanitary/Sewer
Backflow Prevention	State Release
Building Permit	